

APPLICATION/APPEAL FORM

[For Completion by All Applicants]

Date 7-10-20

TO: ZONING BOARD OF ADJUSTMENT
CERRO GORDO COUNTY, IOWA

I (WE), Dodge Ct LLC
(NAME)

OF 4444 Dodge Ct. Clear Lake, IA 50428
(MAILING ADDRESS)

respectfully request that a determination be made by the Board of Adjustment on this Application/Appeal based on the letter written by the Zoning Administrator dated _____ for the reason that it was a matter which, in his/her opinion, should come before the Board of Adjustment.

This Application/Appeal is: (Please Check One)

- A Variance to a Zoning District requirement where there are unusual conditions or circumstances which cause a hardship when the provisions of Zoning are strictly applied.
- A Special Use listed in Article 20.2 of the Zoning Ordinance upon which the Board is required to act under the Ordinance.
- An Appeal where it is alleged there is error in any order, requirement, decision or determination made by the Zoning Administrator in the enforcement of the Zoning Ordinance.

The property affected is located in Section 22 of Clear Lake Township.

The property affected is zoned R-3 according to the Cerro Gordo County Zoning

District Maps. Legal description of the property is: parts Lots 7-12, Block 4

Dodge's Point Park

I am the Owner Contract Purchaser Other (Explain) _____
_____ of the property affected.

Describe what you are proposing to do on the property affected.

Build an addition to an existing
residential storage facility to
enclose for motor home parking

I (We) grant permission to the Planning & Zoning staff and Board of Adjustment members to enter onto the above described property for purposes of review.

I (We) further state that if this request is granted, I (We) will proceed with the actual construction in accordance with the purposes herein stated and any conditions and/or requirements the Board of Adjustment may stipulate.

Signature of Applicant *Jul V. [Signature]*

OFFICE USE ONLY

Date Filed 7/10/20 Case Number 21-7

Date Set for Hearing 7/28/20 Fee Paid \$200

Application/Appeal was Granted Denied Tabled

VARIANCE CRITERIA SUPPLEMENTAL INFORMATION

Cerro Gordo County Zoning Board of Adjustment

[For completion by Variance Applicants Only]

This attachment is intended to supplement the Appeal to the Board of Adjustment Application for requests for variances. This attachment shall be submitted as a part of and attached to the Appeal Application and serve to enable the Board to make fair and equitable decisions. Failure to complete this form in its entirety may result in postponing the request until adequate information is submitted.

The Board of Adjustment shall authorize upon appeal, in specific cases, such variance from the terms of the Ordinance as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the Ordinance will result in unnecessary hardship, and so that the spirit of the Ordinance shall be observed and substantial justice done.

The Applicant shall be held responsible to provide adequate evidence that the literal enforcement of the Ordinance will result in unnecessary hardship. "Hardship" as used in connection with the granting of a variance means the property in question cannot be put to a reasonable use if used under the conditions allowed by the provisions of the Ordinance, the plight of the landowner is due to circumstances unique to his property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality.

The Board shall ensure that their decision shall not be contrary to the public interest, that the spirit of the Ordinance shall be observed, and substantial justice done.

Applicant(s) Dodge Ct LLC

Type of Variance Requested Coverage area and rear yard set back

1. The land in question cannot yield a reasonable use for the following reasons:

Excessive slope prevents an addition
on the other side of the property

2. What is unique about this property compared to other properties in the vicinity?

Its larger so it does allow for
a bigger building.

3. Explain how the variance will fit in with the character of the area (i.e., size, height, scale, etc.):

The space is already being used for motor home parking, we would like to enclose it.

4. The need for the variance cannot be attributed to the present or past property owner for the following reasons:

The slope makes it not practical

5. The Zoning Ordinance requirements have resulted in a need for a variance for the following reasons:

Coverage area and set back

6. The variance is in accord with the purposes and intent of the Zoning Ordinance and Comprehensive Plan for the following reasons:

Its residential storage

7. The variance will not impair the public health, safety and general welfare of the residents of the County for the following reasons:

Its essentially statutes 940

I, John V. Hines certify that
all of the above statements are true to the best of my knowledge and belief.

Case No. 21-7
Dodge Court, LLC (15349 Dodge Avenue)

Figure 1

Looking at the existing utility building



July 10, 2020, J. Robbins

Figure 2

Looking at the proposed location for the addition



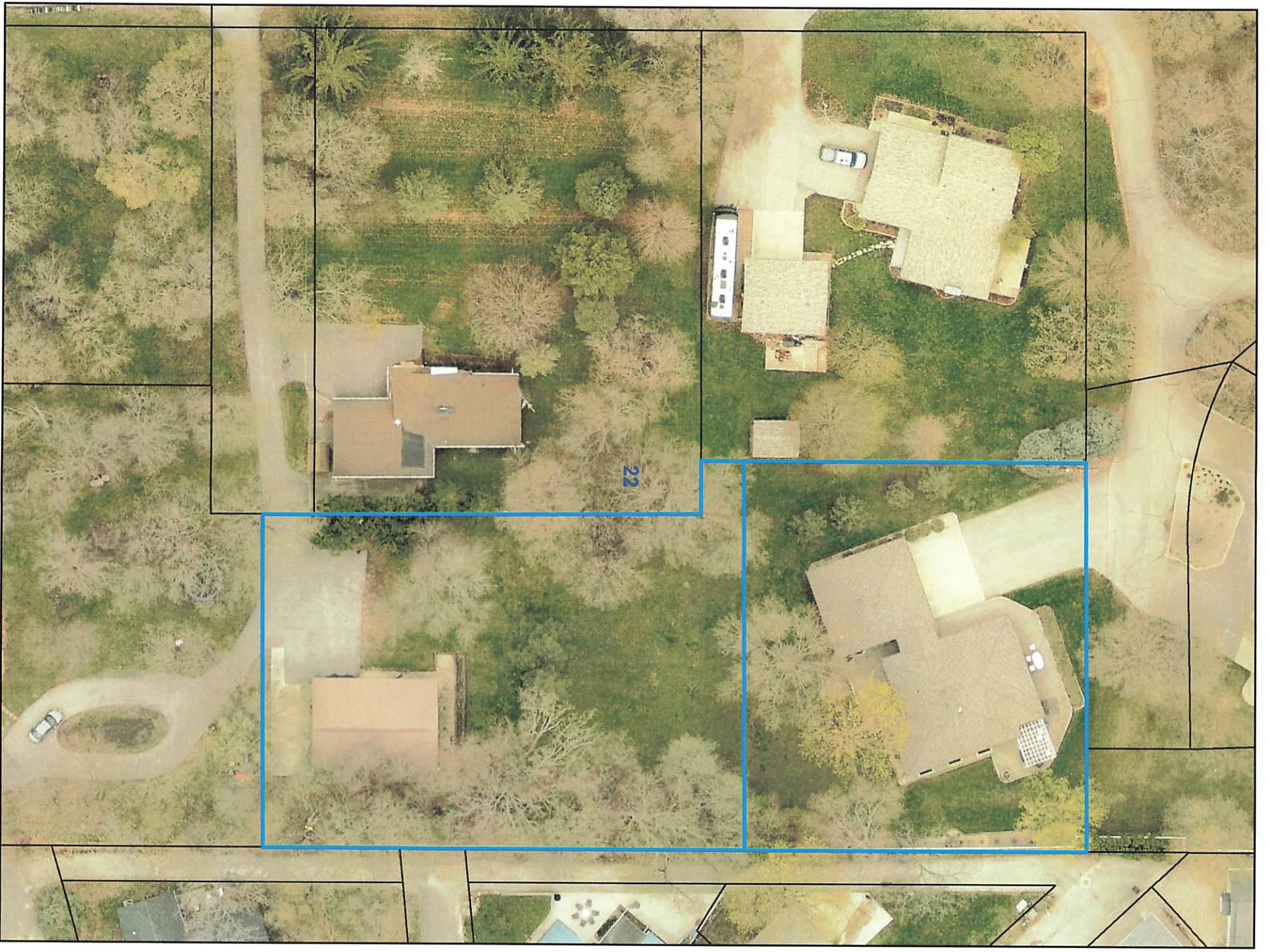
July 10, 2020, J. Robbins

Figure 3

Looking west along the rear lot line

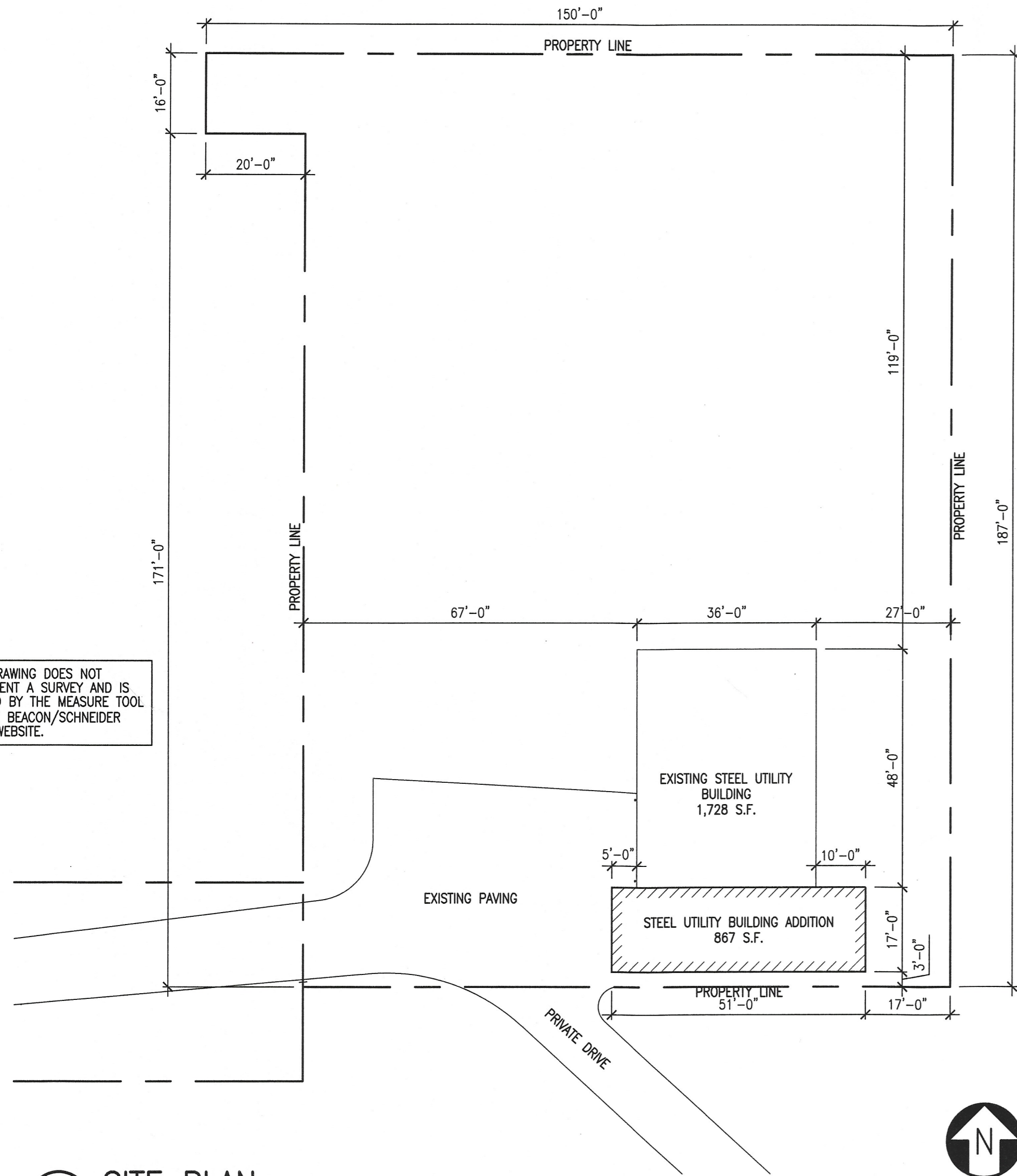


July 10, 2020, J. Robbins



22

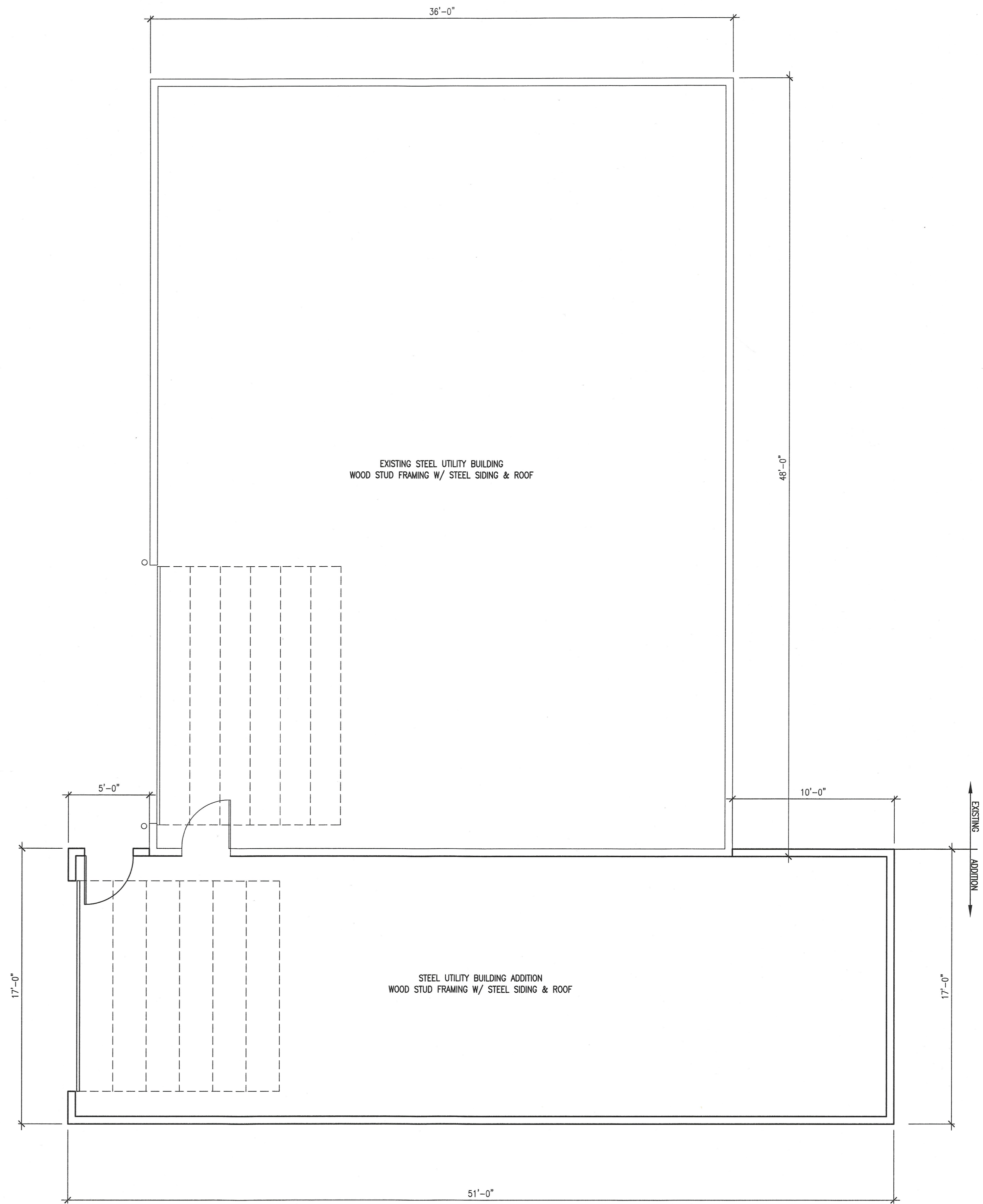
THIS DRAWING DOES NOT REPRESENT A SURVEY AND IS DERIVED BY THE MEASURE TOOL ON THE BEACON/SCHNEIDER CORP WEBSITE.



1 SITE PLAN
1"=20'-0"



2 BEACON AERIAL VIEW
NOT TO SCALE



3 FLOOR PLAN
1/4"=1'-0"

DODGE COURT, LLC
STEEL UTILITY BUILDING ADDITION
5349 DODGE AVE, CLEAR LAKE, IOWA

Date: 07/14/2020

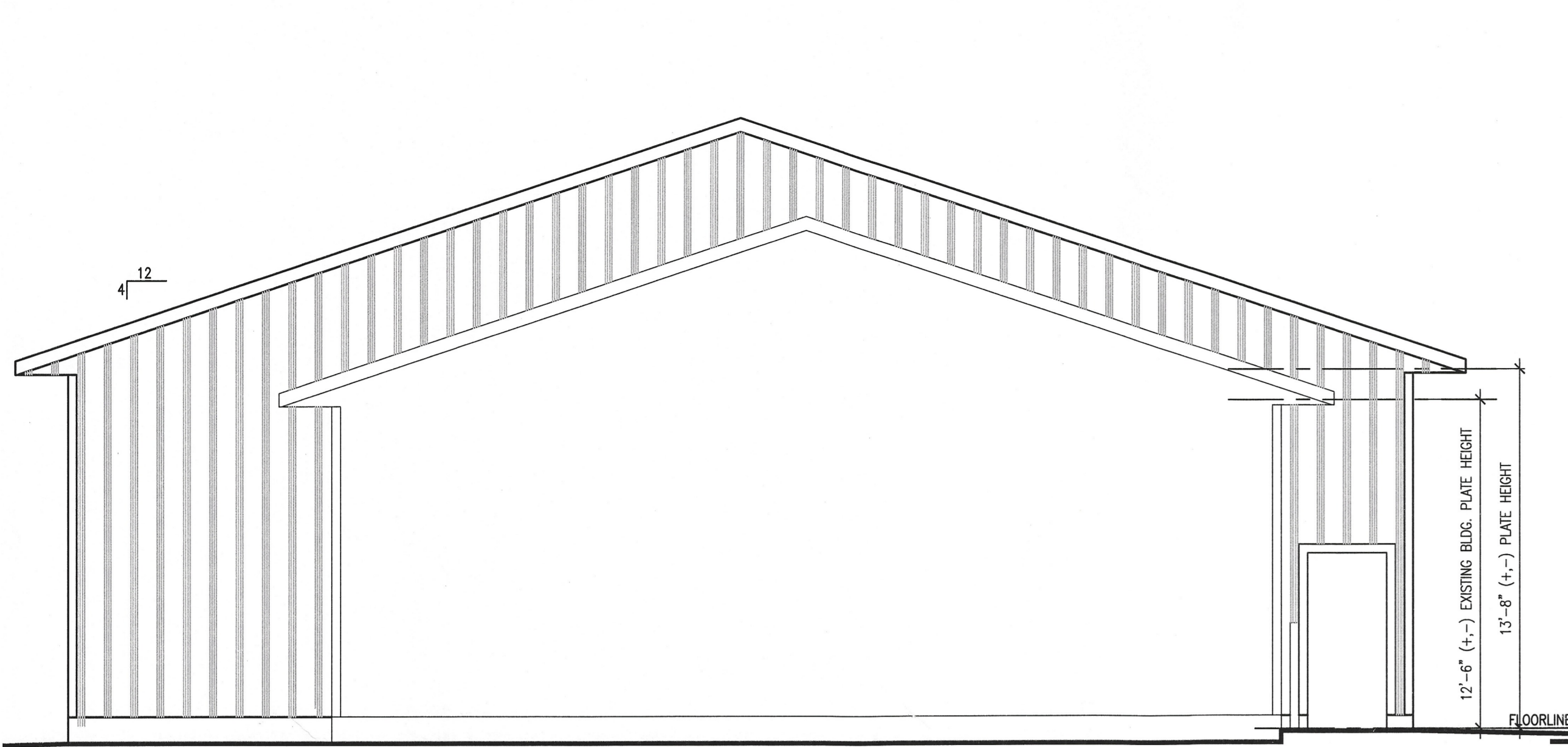
Revisions:

Mark	Date
△	X
△	X
△	X

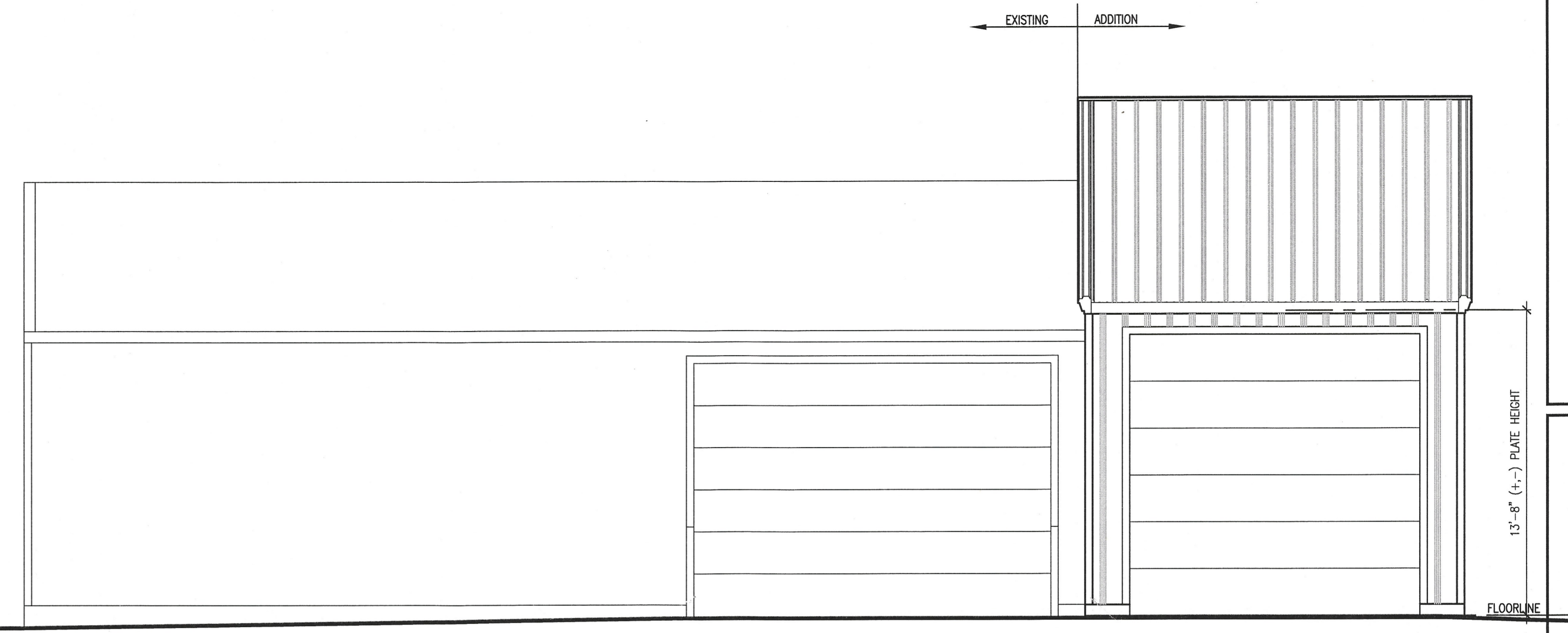
Project #
 CAD Dwg
 File

SHEET TITLE

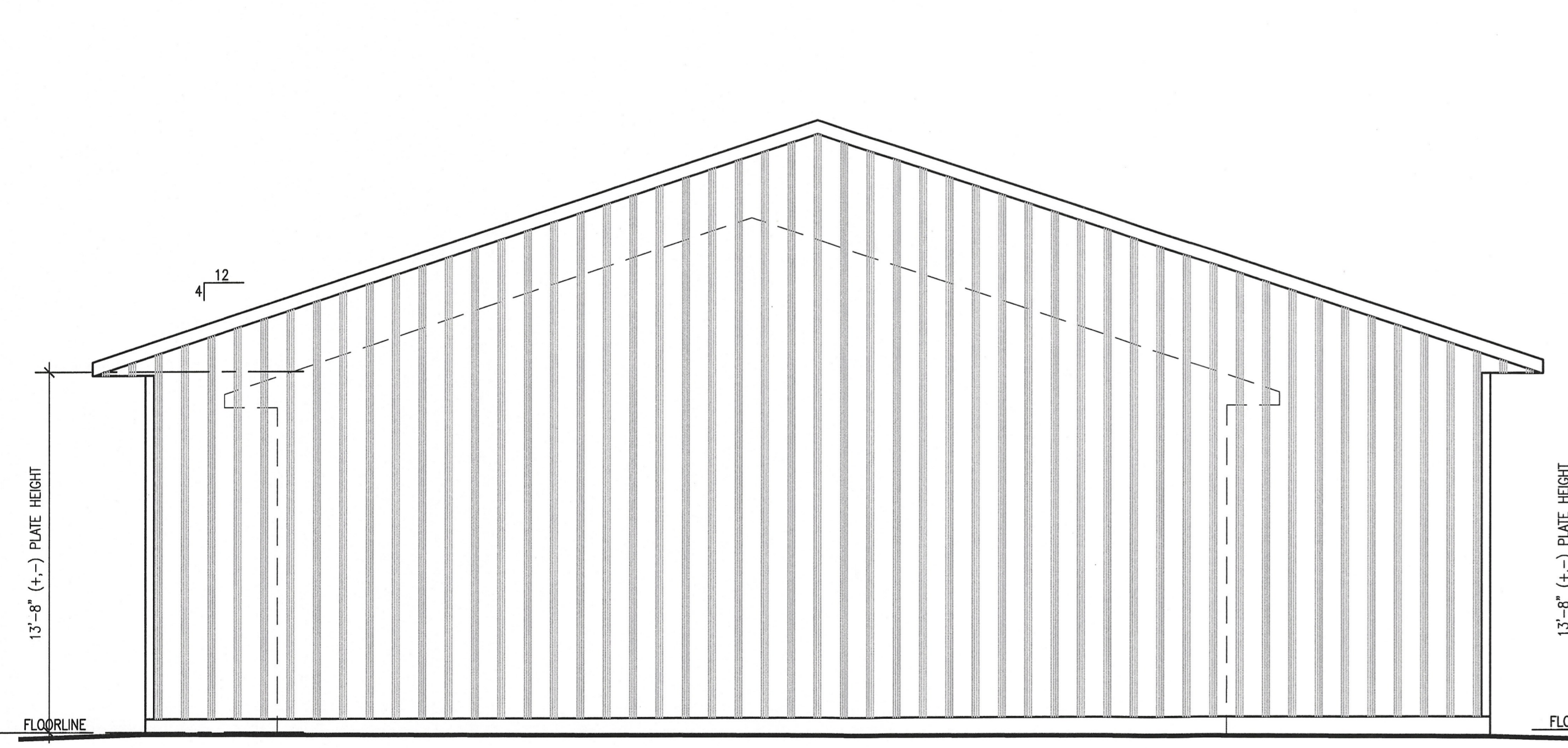
A1.0



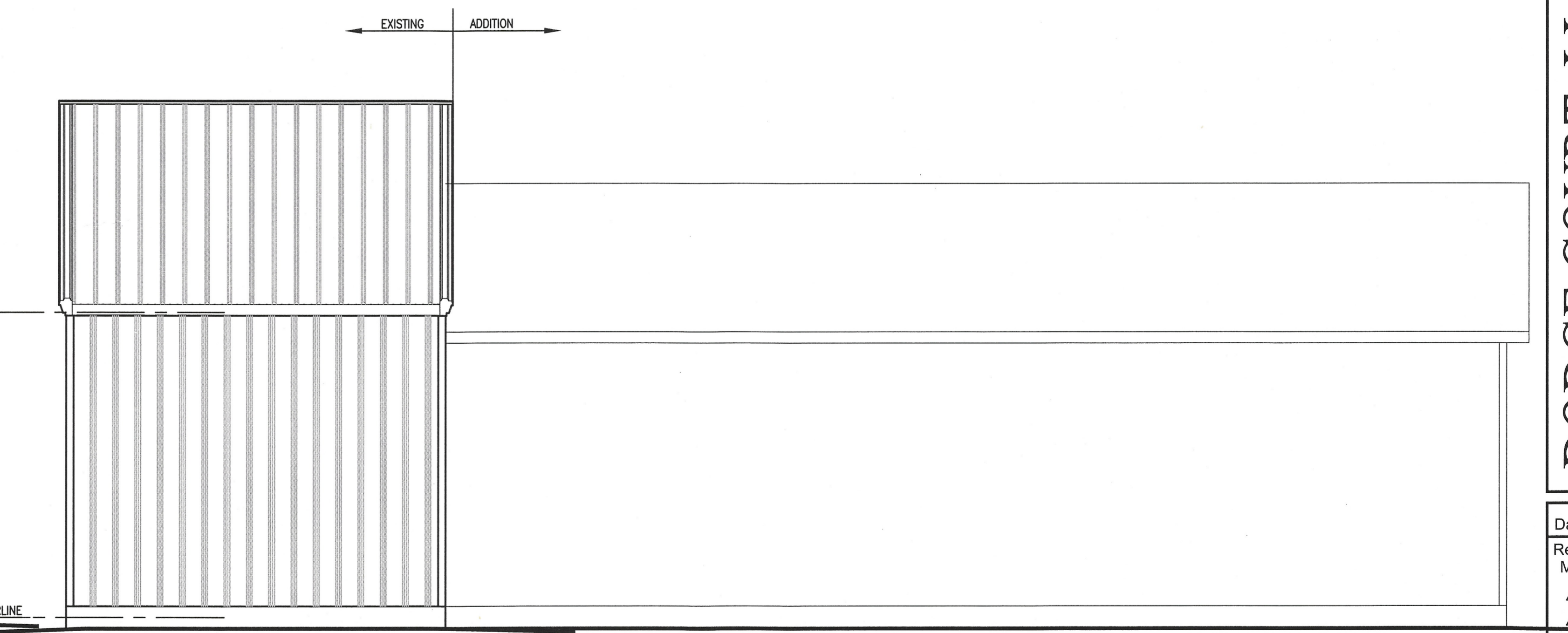
○ NORTH ELEVATION
1/4"=1'-0"



○ WEST ELEVATION
1/4"=1'-0"



○ SOUTH ELEVATION
1/4"=1'-0"



○ EAST ELEVATION
1/4"=1'-0"

DODGE COURT, LLC
STEEL UTILITY BUILDING ADDITION
15349 DODGE AVE, CLEAR LAKE, IOWA

Date: 07/14/2020

Revisions:	
Mark	Date
△	X
△	X
△	X

Project #
CAD Dwg
File

SHEET TITLE

A1.1